



TOWN OF CONCORD PLANNING BOARD

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FYI

MARCIA A. RASMUSSEN, PLANNING DIRECTOR

Zoning Warrant Articles

Town of Concord Planning Board Public Hearing

On Wednesday, March 3, 2010 at 7:30 p.m., the Concord Planning Board will hold a public hearing in the Willard School Auditorium at 185 Powder Mill Road, pursuant to M.G.L. Chapter 40A, Section 5, concerning amendments to the Concord Zoning Bylaw proposed under Articles # 41-55 in the 2010 Annual Town Meeting Warrant.

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| Article 41 | Nonconforming Uses and Structures - <i>This amendment clarifies the method of measuring floor area within a building and addresses all demolition of nonconforming structures.</i> |
| Article 42 | Planned Residential Development - <i>This amendment reduces the number of units that can be built, clarifies that ten percent of the units must be affordable to increase the density, and requires upland area in the open space calculation.</i> |
| Article 43 | Groundwater Conservancy District - <i>This amendment extends Concord's zoning protection to Acton's Assabet well field in Concord.</i> |
| Article 44 | West Concord Business District and West Concord Industrial District - <i>This amendment separates the West Concord Business district from other areas zoned as business districts, revises uses in this district, and separates the West Concord Industrial district from other areas zoned as industrial districts.</i> |
| Article 45 | Concord Business and Industrial Districts (By Petition) - <i>This amendment separates the West Concord Business district, Concord Center Business district, Thoreau Depot Business district and Nine Acre Corner district separate from other areas zoned as business, and separates the West Concord Industrial district from other areas zoned as industrial districts. Uses in the West Concord Business and West Concord Industrial areas are revised.</i> |
| Article 46 | Formula Business - <i>This amendment adds an interpretive definition and establishes limitations on such businesses in the West Concord Business and West Concord Industrial districts.</i> |
| Article 47 | Formula Business (By Petition) - <i>This amendment adds an interpretive definition and establishes limitations on such businesses throughout Concord business and industrial zoned districts.</i> |
| Article 48 | Flood Plain Conservancy District - <i>This amendment changes the date of the National Flood Insurance Program mapping prepared by FEMA to June 4, 2010 keeping the Town in compliance with requirements of the National Flood Insurance Program.</i> |
| Article 49 | Definition – Ceiling Height - <i>This amendment reflects a change in the State Building Code which allows spaces to be considered habitable at a 6 foot 8 inch ceiling height.</i> |
| Article 50 | Table I – Principal Use Regulations - <i>This change allows transportation services to be a "by-right" use in the Industrial Park and Limited Industrial Park zoning districts.</i> |
| Article 51 | Table II – Accessory Use Regulations - <i>This amendment corrects Table II Accessory Use Regulation to show that a special permit is required for seasonal catering in the Limited Business District #5 (the South Bridge Boathouse).</i> |
| Article 52 | Home Recreational Facilities - <i>This amendment clarifies the intent of the bylaw to require that associated equipment and support structures for certain home recreational facilities must be compliant with the principal structure setbacks.</i> |

- Article 53 Minimum Lot Area – *This amendment clarifies that each new lot shall have at least 50% of the required minimum lot area of the underlying zoning district as upland (outside of the Flood Plain or Wetland Conservancy District).*
- Article 54 Spelling Corrections – Section 7.7 Off-Street, Parking, Loading and Design Standards - *This amendment corrects spelling errors found in Section 7.7.*
- Article 55 Southfield Neighborhood – Interim Planning Overlay District – *This amendment establishes the Interim Planning Overlay District for the Southfield neighborhood and is intended to address concerns on the rate of change and the size of new houses being constructed. Building permits will be issued for new houses that are less than 4,200 sq. ft. or 5,000 sq. ft. if the lot is greater than 30,000 sq. ft., a special permit from the Planning Board must be obtained prior to issuance of a building permit for larger houses.*

The complete text of the amendments may be found in the 2010 Town Meeting Warrant, or may be reviewed at the Town Clerk's Office in the Town House on Monument Square or at the Department of Planning and Land Management, 141 Keyes Road, during business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday.

By Order of the Planning Board
Elise B. Stone, Chair